THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550898**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2025. Notary Public My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1295335 DEEDWARR
07/09/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20250709-0053850

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine G. Holman 305 Keeton Avenue, Unit B Old Hickory TN 37138	New Owner	Tax Parcel ID No. 044-05-0D-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cassandra Stevenson Dedon and Russell Dedon Husband, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine G. Holman, a single woman, as sole ownership**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 305B on the plan of 305 Keeton Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 305 Keeton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028307, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CASSANDRA STEVENSON DEDON and RUSSELL DEDON, WIFE AND HUSBAND, by deed from ALEXANDRIA RUSLEY, of record in Instrument No. 20220512-0054633, dated May 11, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 044-05-0D-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180326-0028307, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20120725-0065331, said Register's Office.

Access Easement Agreement of record in Instrument No. 20180403-0030715, said Register's Office.

This is improved property located at 305 Keeton Avenue, Unit B Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2025.

Cassandra Stevenson Dedon

Russell Dedon by Cassandra Stevenson Dedon, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cassandra Stevenson Dedon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Russell Dedon and that she is authorized by Russell Dedon to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of July, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/25.

Affiant Signature – Joshua A. Terry

7/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27